

ORDINANCE NO. 1668

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR AN OIL CHANGE AND LUBE CENTER IN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a Specific Use Permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said changes in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for an Oil Change and Lube Center operation in a Light Industrial (LI) zoning district.

SECTION 2. That the Oil Change and Lube Center operation shall be located within the property located generally at Beltline Road in the Light Industrial (LI) zoning district in the Brookhaven

Business Park Phase I and as more specifically described in Exhibit "A" attached hereto and incorporated herein.

SECTION 3. That the Oil Change and Lube Center operation shall be limited to the "Detail Clean and Wax" structure delineated on the site plan and attached as Exhibit "B".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a Specific Use Permit for an Oil Change and Lube Center operation.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

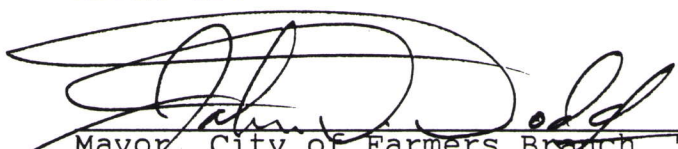
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

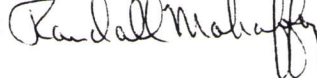
SECTION 8. The fact that it appears the above described property requires the Specific Use Permit be granted in order to permit the use and development of the property as requested, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in the preservation of the public health, safety and welfare, which requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.


DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, this the 5th day of January 1987.

APPROVED:


Mayor, City of Farmers Branch, Texas

APPROVED AS TO FORM:

ATTEST: 


City Attorney

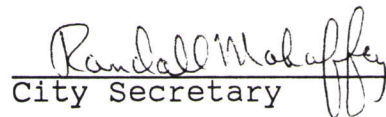

City Secretary

EXHIBIT "A"

BEING a tract of land out of the Wilford W. Cook Survey, Abstract No. 278 and part of the Brookhaven Business Park, an addition to the city of Farmers Branch, Texas. Recorded in Vol. 72004 page 2388 map records Dallas County, Texas and Being more particularly described as follows:

COMMENCING at a point in the South ROW line of Belt Line Road (a 100' ROW) which is 1112.66' from the intersection of the South ROW line of Belt Line Road and the West ROW line of Enterprise Drive (a 60' ROW) point also being the Northeast corner of Lot 1 Blk 1 of Brookhaven Business Park Parcel I.

THENCE S 89° 32' E 200.00' along the South ROW line of Belt Line Road to a true place of beginning.

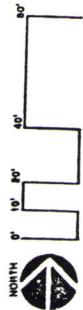
THENCE S 89° 32' E 200.64' along the South ROW line of Belt Line Road to a point for curve to the right in a Southeast direction having a central angle of 0° 18' 50" a Radius of 5679.65'.

THENCE around said curve to the right along the South ROW line of Belt Line Road a distance of 31.04' to an iron pin for corner.

THENCE S 0° 19' W 325.99' to an iron pin for corner in the center line of a 15' Power and Telephone Easement.

THENCE N 89° 41' W 231.69' along the center line of a 15' Power and Telephone Easement to an iron pin for corner.

THENCE N 0° 19' E 326.69' to the True Place of Beginning and Containing 75,681.29 square feet or 1.7374 acre of land.



Parking Provided	36 Spaces
Parking Required	11 Spaces

[illegible]